

Gloucester City
Building and Housing Department
856-456-7689
Fax: 856-456-0289

700 Somerset Street
Gloucester City, NJ 08030

PROPERTY REGISTRATION – CODE CHAPTER 86B

Residential property or commercial property located in the City for which a summons and complaint has been filed in foreclosure by a creditor, whether or not vacant, shall be registered with the City Building and Housing Department by the creditor.

Annual Registration. The initial registration term shall commence immediately upon the receipt of the initial registration and registration fee and shall be valid through December 31 of that calendar year, at which time it shall expire, and another annual registration shall be required.

FEES

1. If the Registered Property is occupied, a **\$500.00** nonrefundable registration fee per Registered Property is payable at the time of the initial registration and at each annual registration thereafter.
2. If the Registered Property is vacant and abandoned at the time of the initial registration or at the time of the annual registration, the registration fee for the initial registration or annual registration, as applicable shall be a **\$2,500.00** nonrefundable registration fee per Registered Property, payable at the time of the initial registration and/or at each annual registration thereafter, as applicable.
3. A property shall be considered vacant and abandoned if it is not legally occupied by a mortgagor or tenant, which is in such condition that it cannot be legally reoccupied, because of the presence or finding of at least two (2) of the following:
 - a. overgrown or neglected vegetation;
 - b. the accumulation of newspapers, circulars, flyers, or mail on the property;
 - c. disconnected gas, electric, or water utility services to the property;
 - d. the accumulation of hazardous, noxious, or unhealthy substances or materials on the property;
 - e. the accumulation of junk, litter, trash, or debris on the property;
 - f. the absence of window treatments such as blinds, curtains, or shutters;
 - g. the absence of furnishings and personal items;
 - h. statements of neighbors, delivery persons, or government employees indicating that the property is vacant and abandoned;
 1. windows or entrances to the property that are boarded up or closed off, or multiple window panes that are damaged, broken, and unrepaired;
 - J. doors to the property that are smashed through, broken off, unhinged, or continuously unlocked;
 - k. a risk to the health, safety, or welfare of the public or any adjoining or adjacent property owners due to acts of vandalism, loitering, criminal conduct, or the physical destruction or deterioration of the property;
 - l. an uncorrected violation of a municipal building, housing, or similar code during the preceding year, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
 - m. the mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
 - n. a written statement issued by a mortgagor expressing the clear intent of all mortgagors to abandon the property; or
 - o. any other reasonable indicia of abandonment.

Reg. # _____

Block: _____ Lot: _____

1. _____
Address of Subject Dwelling

2. _____
Creditor Name

3. _____
Creditor Address City State Zip

Creditor Telephone # Creditor Email Address

4. _____
Name of Creditor Representative Authorized to Receive Complaints and Service with Respect to the Vacant Property

Street Address – **MUST BE LOCATED IN NEW JERSEY** City State Zip

Telephone # Email Address

5. Property is Occupied – YES NO Circle one

6. Property is Vacant and Abandoned - YES NO Circle one

7. Date the summons and complaint were filed against the Registered Property - _____

Court and Docket Number - _____

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILFULLY FALSE, I AM SUBJECT TO PUNISHMENT UNDER THE PENAL PROVISIONS OF THE VACANT PROPERTY ORDINANCE.

Signature Date